

RETAIL UNIT TO LET - SUBJECT TO VACANT POSSESSION

Malkiln Road - adjacent to Tesco Barton-upon-Humber



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Location

Barton-upon-Humber is located in North Lincolnshire, situated on the south bank of the River Humber with excellent connectivity to Hull, Scunthorpe and Grimsby.

The unit is located next to the Tesco Superstore, benefiting from strong footfall and prominent frontage onto the customer car park offering approximately 280 spaces.

Accommodation

The premises are arranged over ground floor only. Approximate net internal areas are:

Ground Floor: 7,970 sq ft 740.44 sq m

Tenure

The unit is available on new lease terms to be agreed, subject to vacant possession.

Rent

£80,000 per annum exclusive.

Service Charge

£2 psf

Rates

Rateable Value: £61,000

UBR 2025/26: £0.555

Rates Payable: £33,855

Parties are advised to make their own enquiries with the Local Authority.

Use

The premises currently benefits from Class E use.

EPC

Rating C

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Viewing & further information

Strictly by prior arrangement only with:

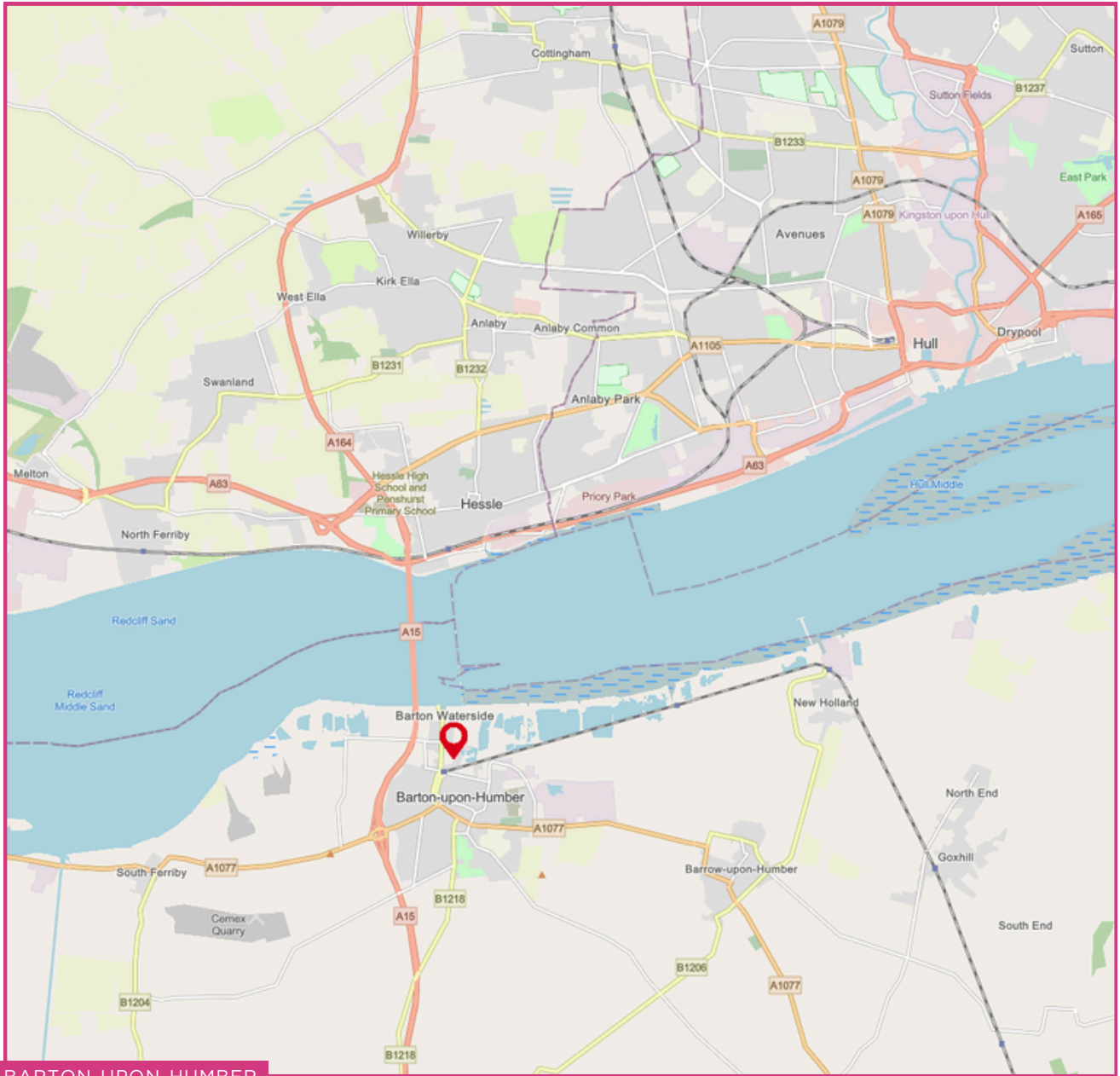
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BARTON-UPON-HUMBER

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